

**MINUTES OF THE
CITY PLANNING COMMISSION
JUNE 2, 2006
J. MARTIN GRIESEL CONFERENCE ROOM
TWO CENTENNIAL PLAZA – SUITE 700
805 CENTRAL AVENUE**

CALL TO ORDER

Mr. Faux called the meeting to order at 9:05 a.m.

Commission Members:

Present: Caleb Faux, James Tarbell, Jacqueline McCray and Rainer vom Hofe

Community Development and Planning Staff: Margaret Wuerstle, Bonnie Holman, Rodney Ringer, Katherine Keough-Jurs, and Steve Briggs.

Law Department:

Dottie Carmen

APPROVAL OF MINUTES

Submission of the minutes from the May 19, 2006 Planning Commission meeting for approval.

Motion:	Ms. McCray moved approval of minutes.
Second:	Mr. Tarbell
Ayes:	Mr. Faux, Mr. Tarbell, Ms. McCray and Mr. vom Hofe
Nays:	None, motion carried

CONSENT ITEMS

ITEM #1 A report and recommendation on the sale of a portion of Strafer Street, east of Columbia Parkway, in Columbia Tusculum, to Columbia Parkway Investments, LLC.

ITEM #2 A report and recommendation on the sale of a portion of Lewis Street, north of Riverside Drive, to Frontier East Corporation.

Motion:	Ms. McCray moved approval of Consent Items #1 and #2.
Second:	Mr. vom Hofe
Ayes:	Mr. Faux, Mr. Tarbell, Ms. McCray and Mr. vom Hofe
Nays:	None, motion carried

DISCUSSION ITEMS

ITEM #3 A report on actions to take with regard to a zone change request by Northpointe Land Company for the development of the Colerain Connector Sector D & E properties.

Mr. Rodney Ringer, Senior Planner, presented this item.

SUBJECT:

A report on actions to take with regard to a zone change request by Northpointe Land Company for the development of the Colerain Connector Sector D & E properties.

PURPOSE:

To gather feedback on what direction staff should take regarding the rezoning of the City-owned property that is in the process of being developed for new single-family housing.

BACKGROUND:

Pursuant to the preferred developer agreement with Northpointe Land Company as authorized by the adoption of Ordinance 353-2005 on September 21, 2005, and consistent with recommendations from the Colerain Connector Land Reuse Plan which was approved by City Council on November 29, 2000, staff is requesting a zone change study for the properties identified as Sectors D and E (*see attached map Exhibit A*). The preliminary recommendation for the entire site is SF-2, which currently constitutes the largest zoning designation in the study area. The rezoning will provide the preferred developer with adequate flexibility in determining lot sizes and the layout for the development. The property is currently vacant and abuts single-family and semi-public uses.

RECOMMENDATIONS:

The staff of the Department of Community Development and Planning recommends that the City Planning Commission direct staff to initiate a zone change study for the City-owned Colerain Connector Sector D & E property located in the Community of Northside.

DISCUSSION

Mr. Ringer gave a brief overview of the proposed zone change investigation.

Motion:	Ms. McCray moved approval of the staff recommendations.
Second:	Mr. Tarbell
Ayes:	Mr. Faux, Mr. Tarbell, Ms. McCray and Mr. vom Hofe
Nays:	None, motion carried

OTHER BUSINESS

ITEM #4 Planning Commission summer meeting schedule

DISCUSSION

Ms. Wuerstle, Chief Planner, stated that the Mr. Rager had requested an opportunity to discuss amending the current schedule to have one meeting each in July and August. She stated last year the Commission met two times each in July and August.

Mr. Tarbell stated that unless there was an anticipation of a heavy schedule, meeting once each month would be acceptable.

Ms. Wuerstle stated that she expected a light schedule due to the break taken by City Council.

Mr. Faux stated that two meetings each were held in July and August last year due to a heavy workload. Historically, the Commission has met only once in each July and August. He said a decision needed to be made regarding which meeting dates to cancel.

Staff member, Katherine Keough-Jurs, stated that she has a project that is slated for the July 7, 2006 agenda and requested the Commission retain that meeting date.

The Commission agreed, by concurrence, to meet on July 7th and August 4th, 2006. The City Planning Commission meeting schedule would be amended to omit the meetings on July 21st and August 18th, 2006.

BY LEAVE ITEMS

ITEM #5 A request to conduct a zoning study to consider the inclusion of two parcels in Planned Development District #36.

Ms. Katherine Keough-Jurs, Senior City Planner, presented this item.

E-mail document:

From: Munitz, Chad, Economic Development Director
Sent: Thursday, June 01, 2006 8:44 AM
To: Wuerstle, Margaret, Chief Planner
Cc: McElravy, Jeff
Subject: request to amend PD#36

The Economic Development Division (EDD) requests that the Planning Commission conduct a zoning study to consider the inclusion of two parcels in Planned Development District #36. Those two parcels, as shown in the attached exhibit, are Parcel J and the Marburg Avenue right-of-way within the boundary of the Millworks site plan.

If Planning Commission addresses this at its meeting on Friday 6/2/06, it will go to Council with the amendment to the Oakley North Urban Renewal Plan on 8/1/06. Let me know if you want to talk through this.

DISCUSSION

Ms. Keough-Jurs gave an overview of this by leave item.

Ms. McCray asked if Crossroads Community Church owned this piece of property.

Ms. Keough-Jurs stated that the parcel is owned by Crossroads and the City. She stated that since this is one of several property owners that will be transferring ownership for the Millworks development. Since the zone change is a public process, all property owners within 400 feet of the area will be notified.

Motion:	Ms. McCray moved approval of the staff recommendations.
Second:	Mr. Tarbell
Ayes:	Mr. Faux, Mr. Tarbell, Ms. McCray and Mr. vom Hofe
Nays:	None, motion carried

ITEM #6 A report and recommendation on the lease of Corsica Place, west of Red Bank Road in Madisonville, to Neyer Properties Acquisitions, LTD.

Ms. Katherine Keough-Jurs, Senior City Planner, presented this item.

SUBJECT: A report and recommendation on the lease of Corsica Place, west of Red Bank Road in Madisonville, to Neyer Properties Acquisitions, LTD.

BACKGROUND:

Corsica Hollow is a 12.5-acre site assembled by the City as part of the implementation of the *Madisonville Industrial Corridor Urban Renewal Plan* (1992). After purchasing the property, the City razed the structures and issued a request for proposals (RFP). Neyer Properties Inc. was selected as the developer and has completed Phase I, which was a 40,000 square foot building for the Gorilla Glue Company. Phase II, called Red Bank Crossing, includes two three-story office buildings and two retail outlots. The first Office building is complete and the second is ready to begin construction. However, before construction can begin, a secondary access point to the site is required.

Corsica Place is a 12,050 square foot rectangular strip of public right-of-way west of Red Bank Road. It is partially improved with older asphalt pavement; it serves as a construction access to the site and also contains a water main owned by Greater Cincinnati Water Works. Neyer Properties wishes to upgrade the road and use it as a private driveway to serve Red Bank Crossing.

The term of the lease is twenty (20) years with the option to renew the Lease Agreement on the same terms and conditions for up to five (5) additional terms of twenty (20) years

each. The City will receive one thousand two hundred dollars (\$1200.00) annually as a rental fee during the initial twenty-year term of the Lease Agreement.

EXISTING PLANS:

The *Madisonville Industrial Corridor Urban Renewal Plan* (1992) specifically identifies the Corsica Hollow sub-area as a site targeted for light industrial redevelopment.

RECOMMENDATION:

The staff of the Department of Community Development and Planning recommends that City Planning Commission take the following action:

Approve the lease of Corsica Place, west of Red Bank Road in Madisonville, which is not needed for any municipal purpose during the term of the lease, to Neyer Properties Acquisitions, LTD.

DISCUSSION

Ms. Keogh-Jurs explained the necessity of the lease of Corsica Place for a secondary access point to Red Bank Crossing. She stated that the Red Bank Crossing development was part of the *Madisonville Industrial Corridor Urban Renewal Plan* (1992).

Mr. Tarbell asked about the uses of the four Redbank Crossing buildings and the height of the buildings.

Ms. Keogh-Jurs stated that the development consists of two office buildings and two retail outlots. The office buildings are three stories each.

Motion:	Mr. Tarbell moved approval of the staff recommendations.
Second:	Ms. McCray
Ayes:	Mr. Faux, Mr. Tarbell, Ms. McCray and Mr. vom Hofe
Nays:	None, motion carried

The City Planning Commission honored Ms. Terry Hankner for 18 years of service as a City Planning Commission Member.

Mr. Faux thanked Ms. Hankner for her service and stated that she was a very dedicated, consistent and thoughtful Commission member. He also said that the Commission members were sorry that she was leaving the Planning Commission but wished her well.

Mr. Herb Stevens, former Cincinnati Planning Department Director, from 1955 to 1982, stated that he was impressed with the quality of the Planning Commission and approved of the celebratory occasion.

Ms. Hankner stated that she was honored and proud to serve on the City Planning Commission. She said that the many Commission members and Planning Department staff that she had worked with throughout the years were very talented and dedicated.

She stated that her hope for the future would be that the Planning Department and Commission would be able to become involved in the planning processes at an earlier point.

Ms. McCray thanked Ms. Hankner for her dedication and leadership as a Planning Commissioner. She stated that she was a co-op student when she first met Ms. Hankner. Throughout the years Ms. Hankner's presence on the Planning Commission has made a positive impact in the city of Cincinnati.

Mr. Faux noted that Ms. Hankner has been participating, at the request of the Mayor, with a committee that will consider the future of the Planning Department and Commission in the city of Cincinnati. He thanked her for her involvement in this important endeavor.

Several community members, staff and friends shared their memories of Ms. Hankner and thanked her for her fair and dedicated service.

Ms. Hankner was presented with a proclamation by Mayor Mark Mallory declaring June 2, 2006, Terry Hankner day. She also received, from the City Planning Commission and Planning Department, an engraved clock and nameplate thanking her for her many years of dedicated service.

Mr. Tarbell presented Ms. Hankner with a historic print and a limited edition commemorative book of Fountain Square. He also stated that he was grateful for her dedication and knowledgeable service to the City.

ADJOURN

Motion:	Mr. Tarbell motioned to adjourn.
Second:	Ms. McCray
Ayes:	Mr. Faux, Mr. Tarbell, Ms. McCray and Mr. vom Hofe
Nays:	None, motion carried

Margaret A. Wuerstle, AICP
Chief Planner

Caleb Faux, Chair

Date: _____

Date: _____